

South Road, Saffron Walden, CB11 3GZ

CHEFFINS

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Saffron Walden,
CB11 3GZ

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Guide Price £175,000



A beautifully appointed first floor retirement apartment positioned in a central and favourable location within the town. The apartment enjoys far reaching views of the town and provides bright and well proportioned living accommodation throughout together with communal gardens and parking. Offered chain free.

LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.








GROUND FLOOR

COMMUNAL ENTRANCE
Staircase and lift to upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL
Entrance door and doors to adjoining rooms.

LIVING/DINING ROOM
A triple aspect room with double glazed windows to both side aspects and to the rear overlooking the communal gardens. Door to:

KITCHEN
Fitted with a range of base and eye level units with tiled splashbacks, stainless steel sink unit, refitted appliances including four ring Neff hob with extractor hood, oven, fridge freezer and washing machine. Tiled flooring and double glazed window to the side aspect.

BEDROOM
Double glazed window to the rear aspect, free-standing wardrobes and walk-in wardrobe with built-in cupboard with shelving.

SHOWER ROOM
Comprising low level WC, ceramic wash basin with vanity cupboard beneath, walk-in shower enclosure, tiled flooring and walls.

LEASEHOLD
Term: 125 years from and including 1 June 2012 (111 years remaining)
Ground Rent: £425 p.a.
Service Charge: £4,381.68 p.a.

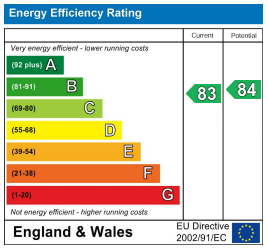
Service charge covers:
- Underfloor heating
- Building insurance, water, and sewerage rates
- A 24-hour emergency call system
- The employment of McCarthy Stone's on-site House Manager who runs the development, brings together the community and is the point of contact for homeowners and their families
- Door camera entry security systems and monitored fire alarms
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- Maintaining lifts, heating, and lighting in communal areas
- Contingency fund
- Guest suite (additional charge £25.00 per night)

Purchaser must be over the age of 60.

VIEWINGS
By appointment through the Agents.







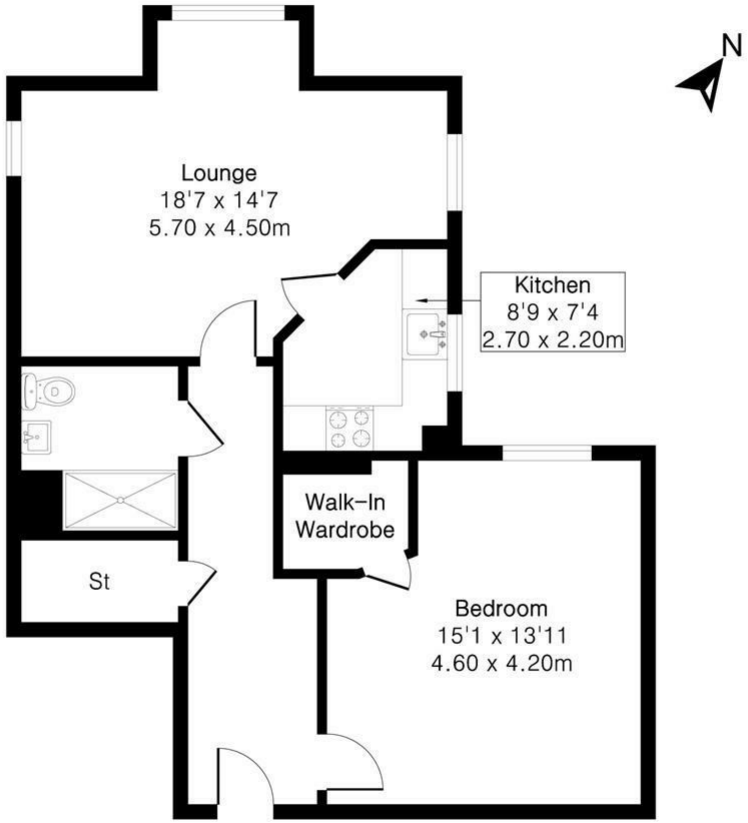
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Tenure - Leasehold

Council Tax Band - D

Local Authority - Uttlesford

Approximate Gross Internal Area 671 sq ft - 62 sq m



First Floor

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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